

May 2020

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Welcome to the Euless Development Report. The report compiles demographic, growth and economic information that is provided or tracked by various City of Euless departments. Although the report will be updated monthly, some of the data will be updated quarterly or even on an annual basis. For example, population estimates are typically updated annually.

This report is available on-line:

<https://www.eulesstx.gov/departments/planning-and-economic-development/development-reports>

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# Residential Growth



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NEW RESIDENTIAL PERMITS



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NEW RESIDENTIAL FENCE PERMITS



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RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS

Residential Permits May 2020	Permits in May		Permits YTD	
	2019	2020	2019	2020
New Residential Construction	8	0	58	34
Additions/Alterations	3	7	28	26
Residential Fence Permits	24	3	65	20
Total Residential Permits	35	10	151	80

Note: As of May 2019, the City of Euless will no longer be gathering valuation data for residential construction due to changes made in Texas State Law.

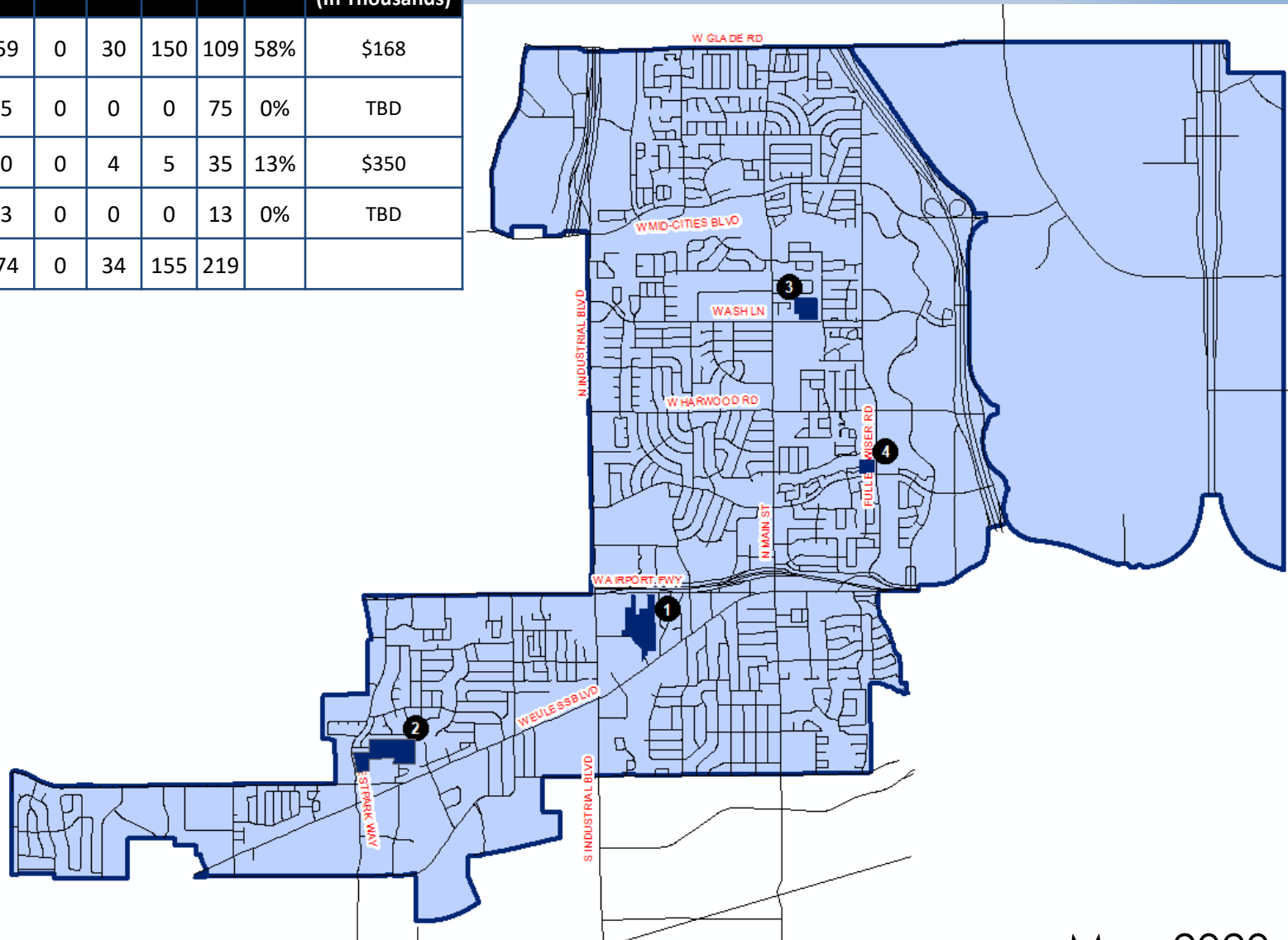
# Development Case Activity

## Development Review Cases May 2020

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
20-02-PD	Cresta Development	Glade Road	3/16/2020	4/14/2020	4/21/2020	5/12/2020
19-03-PP	Shreeya Development	SWC SH 360 and E Glade Rd	8/27/2019	Still in Progress		
20-01-PP	Quiktrip Main Street	NEC S. Main Street and SH 10	1/30/2020	Still in Progress		
18-02-RP	Airport Freeway Addition	1811 W Airport Freeway	4/1/2018	Still in Progress		
19-04-RP	International Village Addition	Midway Drive at International	9/17/2019	Still in Progress		
19-07-RP	Oakwood Terrance Addition	323 Norman Drive	10/29/2019	Still in Progress		
20-03-RP	Oakwood Terrance Elementary	700 Ranger	2/10/2020	3/17/2020		
20-05-RP	Sapphire Event Center	1300 N Main	4/28/2020	Still in Progress		
20-06-RP	Villages of Bear Creek	Mid Cities Blvd	4/28/2020	5/12/2020	6/2/2020	
20-07-RP	Oakland Estates Blk 2, Lot 1	Oak Ln at N. Main Street	5/10/2020	Still in Progress		
18-07-FP	Hurst Electric	W Airport Freeway	10/31/2018	Still in Progress		
19-06-FP	Lonestar Estates PH 1	Westpark Way and SH 10	5/7/2019	Still in Progress		
19-14-FP	Sammy's Addition	400 W Euless Blvd	10/1/2019	Still in Progress		
20-03-FP	Harwood 360 Addition	NWC Harwood Road and SH 360	1/30/2020	Still in Progress		
20-05-FP	Glade Parks Walk Ons	2500 Block SH 121	3/2/2020	Still in Progress		
20-06-FP	Midway Square Ph II Conveyance	NEC Fuller Wiser and SH 183	4/7/2020	4/28/2020	5/5/2020	NA
20-07-FP	Midway Square Ph II Final Lot X	NEC Fuller Wiser and SH 183	4/7/2020	Still in Progress		
20-08-SP	Glade Parks Blk F Lot 2	Rio Grande Boulevard	5/10/2020	Still in Progress		
20-01-SP	Glade Parks Blk C Lt 5	2401 SH 121	1/30/2020	4/7/2020	4/21/2020	5/12/2020
20-02-SP	Circle K	SWC S Industrial at SH 183	1/30/2020	3/31/2020	4/21/2020	5/12/2020
20-04-SP	Navy Federal Credit Union	2500 Block of SH 121	3/15/2020	5/12/2010	5/19/2020	6/9/2020
19-05-SUP	SIT Auto Care	400 Block of W. Euless Blvd	5/21/2019	Still in Progress		
20-04-SUP	Church of the City	1606 W Euless Blvd	2/2/2020	5/12/2020	5/19/2020	6/9/2020
20-05-SUP	Tommy's Express Car Wash	200 Block of E Euless Blvd	2/15/2020	5/12/2020	6/2/2020	6/23/2020
20-07-SUP	Atwell Suites Hotel	Fuller Wiser Road at SH 183	4/28/2020	Still in Progress		
20-08-SUP	Ten Minute Oil Change	401 S Industrial	5/5/2020	5/12/2020	6/2/2020	6/23/2020

# Active Residential Subdivisions

Map Ref #	Most Active Subdivisions	Platted Lots	May Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price
								(In Thousands)
1	Founders Parc	259	0	30	150	109	58%	\$168
2	Lonestar Estates PH I	75	0	0	0	75	0%	TBD
3	Ashlyn Estates	40	0	4	5	35	13%	\$350
4	Bear Park	13	0	0	0	13	0%	TBD
Totals:		374	0	34	155	219		



# Commercial Development

Commercial Permits May 2020	Permits in May		Permits YTD		Value in May		Value YTD	
	2019	2020	2019	2020	2019	2020	2019	2020
New Commercial Construction	3	0	6	3	\$1,418,000	\$0	\$12,896,000	\$27,650,000
Additions/Alterations	7	3	34	19	\$17,098,150	\$266,500	\$24,569,289	\$2,154,386
Total Commercial Permits	10	3	46	22	\$18,516,150	\$266,500	\$37,465,289	\$29,804,386

Miscellaneous Permits	Permits in May		Permits YTD	
	2019	2020	2019	2020
Accessory Building	1	3	6	8
Com. Electrical Permit	3	3	24	19
Res. Electrical Permit	12	4	47	22
Garage Sale	80	5	207	43
Lawn Sprinkler	12	9	73	25
Com. Mech. Permit	1	0	8	3
Res. Mech. Permit	42	24	108	93
Com. Plumbing Permit	5	2	24	14
Res. Plumbing Permit	8	10	84	93
Res. Water Heater	18	14	112	95
Roofing Permit	2	1	9	4
Sign Permit	9	10	79	69
Total Misc. Permits	193	85	781	488



NEW COMMERCIAL PERMITS



TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

# Commercial Development

Certificates of Occupancy by Type	Month	Year to Date
	May	2020
New Business	4	36
Change in Ownership	1	11
Change in Address	0	0
Change in Business Name	1	2
<b>Total</b>	6	49

Commercial Permits May 2020		
Issue Date	Address	Permit Type
5/6/2020	333 E Denton Dr	Building Commercial Remodel
5/15/2020	305 W Euless Blvd #100	Building Commercial Remodel
5/29/2020	1155 N Main Street	Building Commercial Remodel

Commercial Certificates of Occupancy May 2020				
Issue Date	Business Name	Address	Classification	Type
5/7/2020	Carmel Carwash	121 Westpark Way	Car Wash	New Business
5/15/2020	Texas Tire #48	113 W Euless Blvd	Tire Repair	Change in Ownership
5/15/2020	Metro by T-Mobile	1060 N Main St #119	Retail	New Business
5/18/2020	Baylor Scott and White Primary Care	911 E Harwood Rd #100	Medical Office	New Business
5/18/2020	Refuge Deliverance Center	2127 W Euless Blvd	Place of Worship	New Business
5/28/2020	Uncommon Church	601 E Airport Frwy	Place of Worship	Change in Business

# Code Compliance

Code Compliance Calls by Topic	Count
License to be Delivered	16
Parking	13
Health Inspections	6
C. O. Inspection	6
Property Maintenance	30
Vehicle	1
Signs	5
Trash	53
Public Nuisance	13
Rental Inspection	2
Zoning	5
Streets and Sidewalks	1
High Grass and Weeds	41
Day Care Inspection	0
Pool Inspection	3
Animals	1
Watering	1
Permit	0
COVID-19 Concerns	9



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PROPERTY MAINTENANCE VIOLATIONS

Code Violations May 2020		May	YTD
Case Type	Common Violation	2020	2020
Building Cases	Dangerous Conditions/Structures	0	0
	Electrical Violation	0	0
	No Violation	32	122
	Plumbing Violation	0	1
	Property Maintenance	15	61
	Screening Swimming Pools/Spa	0	0
Health	Approved Source/Labeling	1	15
	Cross Contamination	1	47
	Evidence of Insect/Rodent Contamination	2	7
	Food Contact Surfaces / Cleaning	1	32
	Handwash Facilities	0	21
	Mechanical Sanitizing	0	2
	No Alcohol License / Expired	0	2
	No Food Handler Card	0	4
	No Health License/Expired	0	1
	Non Food Contact Surfaces	0	47
	Nuisance - Pools/Spas Clarity	0	3
	Other Health Equipment	0	34
	Toxic Item Storage	0	3
Littering and Trash	Junked Vehicles	1	21
	Littering/Life Safety (24hrs)	1	3
	Trash/Littering	7	29
High Grass and Weeds Watering	High Grass and Weeds	36	167
	Watering	1	3
Zoning Violations	Fences/Walls In Disrepair	5	14
	Illegal Outdoor Storage (N)	1	3
	Illegal Outdoor Storage (R)	5	26
	Landscaping (Residential)	0	2
	Nuisance Other	5	22
	Parking Violations	0	13
	Parking on Unpaved Surfaces	2	15
	Signs/Billboards	2	16
	Solid Waste Other	4	7
	Street and Sidewalk Obstruction	1	5
	Zoning Violation (Other)	3	19
	Totals	126	767

# Demographics and Data

## Location:

Halfway between Dallas and Fort Worth on S.H. 183 bordering the southwest corner of DFW Airport

## Education:

Served by award winning Hurst-Euless-Bedford (HEB) ISD and Grapevine-Colleyville ISD

## Recreation:

Euless maintains 18 parks;  
3 community buildings,  
3 swimming pools,  
2 amphitheaters; conference center; tournament level golf course; youth and adult sport complex and an ice hockey facility.

## CITY OF EULESS – CENSUS 2010 DATA

Subject	Total		18 years and over	
	Number	Percent	Number	Percent
<b>POPULATION</b>				
Total population	51,277	100	38,967	100
<b>RACE</b>				
One race	49,393	96.3	37,995	97.5
White	33,833	66	26,926	69.1
Black or African American	5,497	10.7	3,932	10.1
American Indian and Alaska Native	330	0.6	252	0.6
Asian	5,301	10.3	3,961	10.2
Native Hawaiian and Other Pacific Islander	1,101	2.1	674	1.7
Some Other Race	3,331	6.5	2,250	5.8
Two or More Races	1,884	3.7	972	2.5
<b>HISPANIC OR LATINO AND RACE</b>				
Hispanic or Latino (of any race)	9,719	19	6,396	16.4
Not Hispanic or Latino	41,558	81	32,571	83.6
One race	40,296	78.6	31,919	81.9
White	28,345	55.3	23,264	59.7
Black or African American	5,315	10.4	3,819	9.8
American Indian and Alaska Native	241	0.5	196	0.5
Asian	5,232	10.2	3,922	10.1
Native Hawaiian and Other Pacific Islander	1,078	2.1	665	1.7
Some Other Race	85	0.2	53	0.1
Two or More Races	1,262	2.5	652	1.7
<b>HOUSING UNITS</b>				
Total housing units	23,447	100		
<b>OCCUPANCY STATUS</b>				
Occupied housing units	21,531	91.8		
Vacant housing units	1,916	8.2		



## Age -

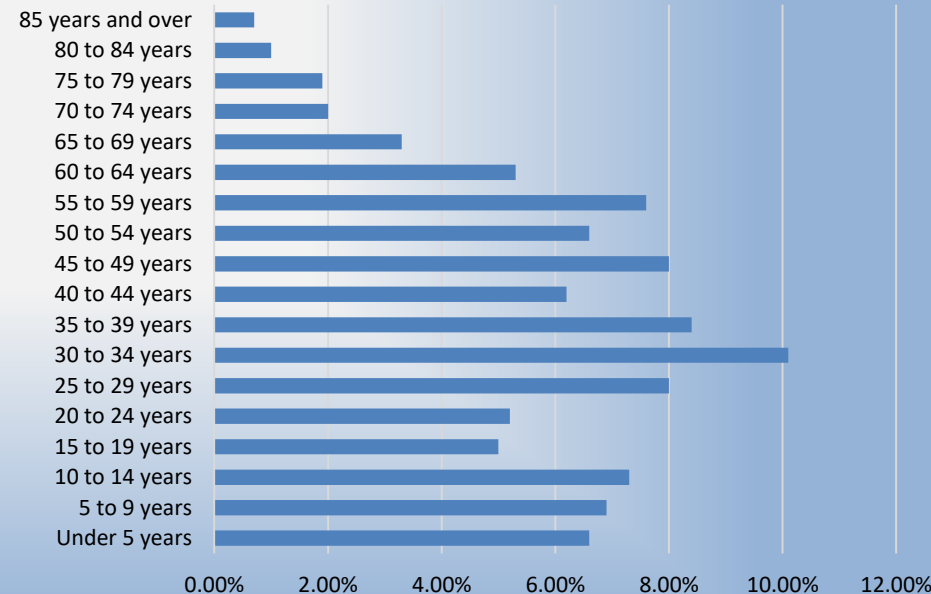
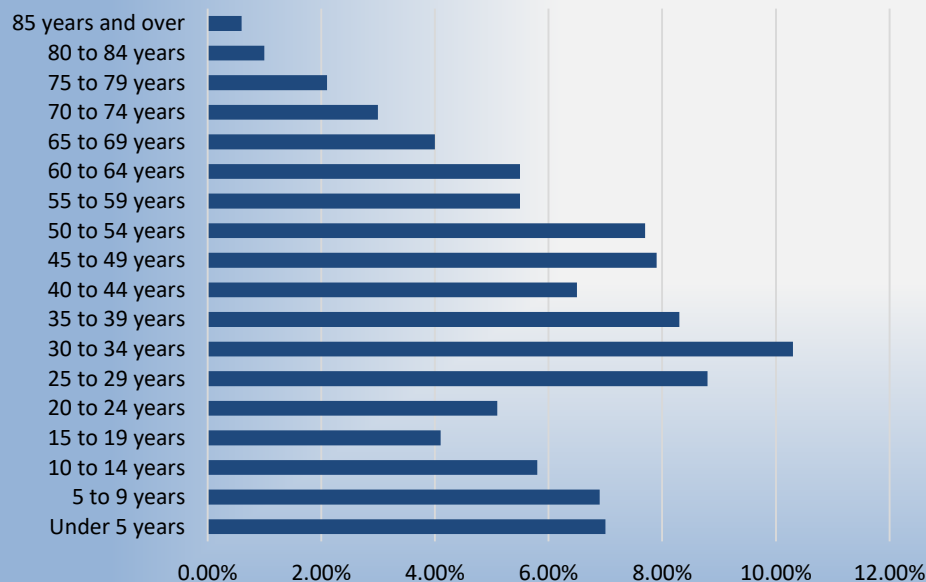
The age pyramid is a graphic representation of the distribution of age groups in the City. The color represents male and female age groups of Euless and the black outline represents a comparison to Tarrant County as a whole.

The graphic shows that Euless has greater percentages of population within the 25-54 age ranges than the county as a whole. This is an indicator that there are a significant number of working age individuals living in the community.

# Demographics and Data

City of Euless – Age Cohort Pyramid

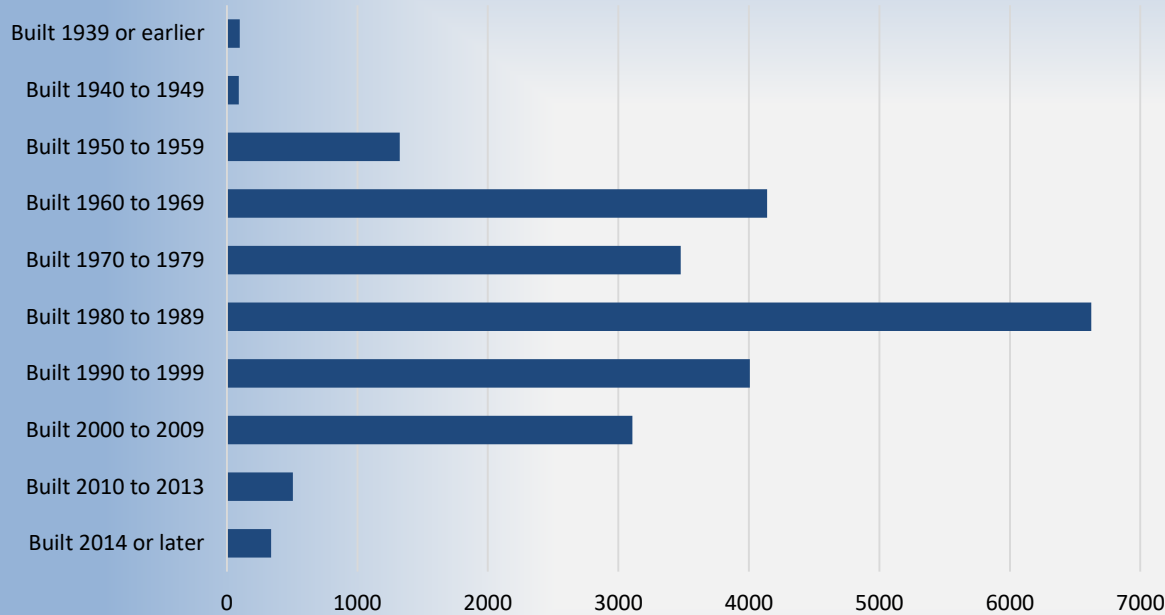
City of Euless Male  
City of Euless Female



Source: US Bureau of Census ACS 2018

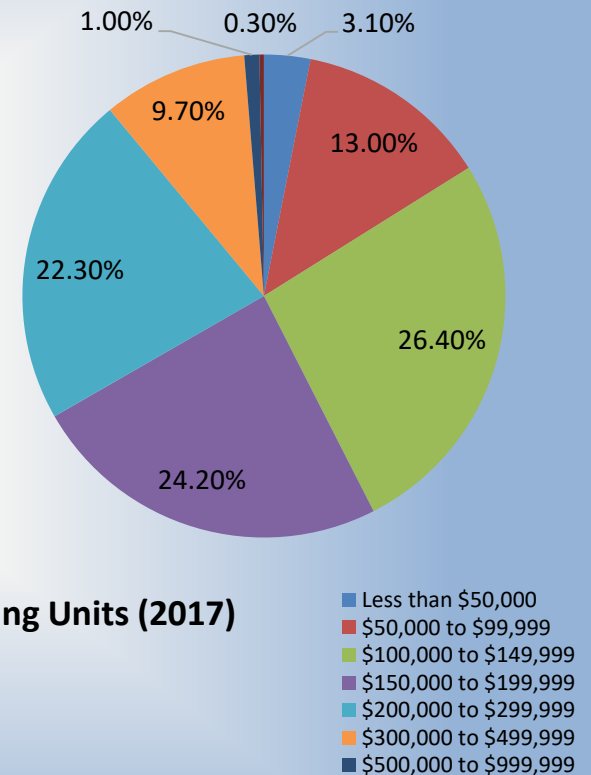
# Demographics and Data

**Total Housing Units (2018) 23,710**  
**Year Structure Built**



*Source: US Bureau of Census ACS 2018*

**Housing Valuation Percentage of Housing Units (2017)**  
**2017 Median Home Value \$163,700**

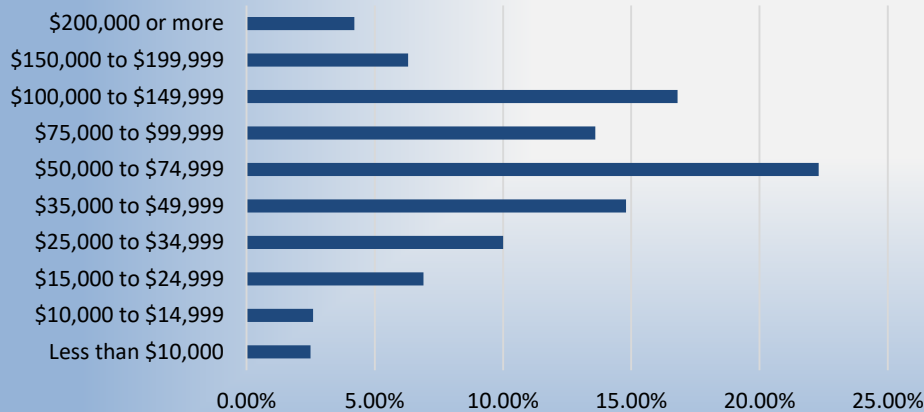


# Demographics and Data

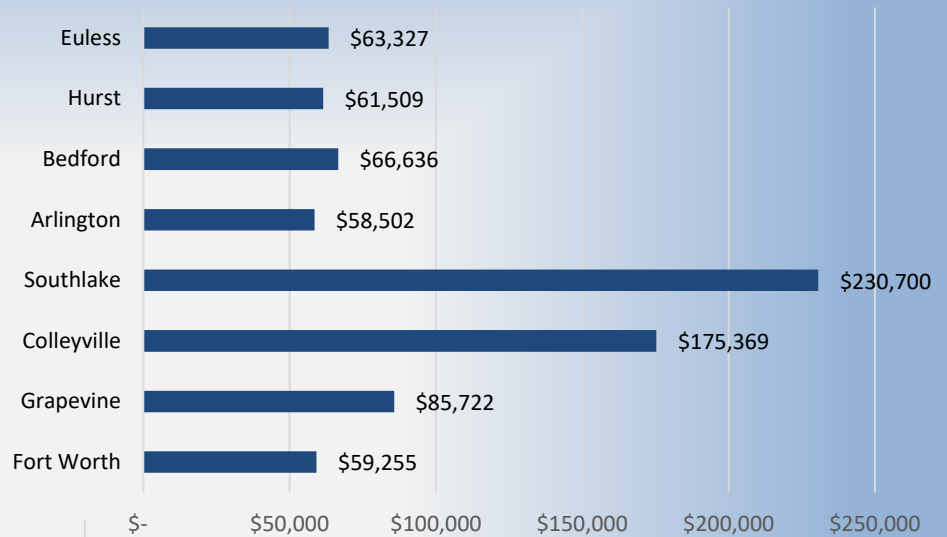
## Income -

Median income levels in Northeast Tarrant County are consistent with the rest of the County, with the obvious outlier. Euless income levels by percentage have steadily increased over time as more families have built homes in the past decade.

## Euless Income Levels by Percentage of Households



## Median Income Levels



Source: US Bureau of Census ACS 2018